

**Plan Commission
Meeting Minutes
December 21, 2021, 2021**

Call to Order and Roll Call

MEMBERS PRESENT: Steve Duhamell, Devin Stettler, Tom Strayer, Barry Wood, Chad Gooding, Brianne Schneckenberger

MEMBERS ABSENT: Scott Shipley

OTHERS PRESENT: Director of Planning Ryan Crum; Attorney Rhonda Cook; Town Manager Tonya Galbraith, Administrative Assistant Jennifer Pack

Agenda Consideration

Mr. Crum noted that HSA is requesting continuance. He also asked that the Revel Underwood request (New Business) be heard before the Grand Communities request (Old Business) because it should be a quick discussion.

Approval of Minutes

Ms. Schneckenberger asked that the month of the next meeting date be changed to "December."

Ms. Schneckenberger made a motion to approve the November 23, 2021, minutes with the correction. Mr. Gooding seconded the motion. The motion passed 6/0.

Old Business

PC-21-012, HSA Commercial Real Estate's request for approval of the Mt. Comfort Industrial Site Primary Plat, consisting of +/- 80 acres near the northeast corner of CR 600W & CR 500N

Mr. Crum stated Staff had requested the continuance at the November meeting because of outstanding comments. This is the first request for continuance by HSA and it is continued automatically granted.

Mr. Duhamell made a motion to continue until the January meeting. Ms. Schneckenberger seconded the motion. The motion passed 6/0 and the topic is continued to the January meeting.

New Business

Revel & Underwood's request for approval of a Development Plan for Lot 1 of the McCordsville Corner Shoppes, located at the southeast corner of Mt. Comfort Rd & CR 750N

Mr. Crum gave a brief overview of the project and noted that it had received variances at the November Board of Zoning Appeals meeting. Staff is supportive with the following conditions:

- Trash enclosure provided
- Access easement shall be corrected
- Cross access easement created in legally binding manner

Mr. Victor Reyes with Roger Ward Engineering presented on behalf of petitioner. He gave a summary of the project, noting that there are inconsistencies on the 2007 plat with the locations of access easements and road placements. The petitioners have committed to correct those inconsistencies and to grant easements to the surrounding lots and for the walkway along CR N 600 W.

Mr. Crum reported that Mark Witsman, Town Engineer, does not have any comments.

Mr. Strayer asked if the elevations would be presented to the Architectural Review Committee because he is concerned rear elevation that will face the future Town Center. Mr. Strayer and Mr. Reyes had a brief discussion about style. Mr. Crum stated that Staff will work with the petitioners on the rear elevation before it goes to ARC.

Floor opened for public comment

No comments

Floor closed for public comment

Mr. Crum stated that the petition does meet all Town Standards and it should be approved contingent on the commitments explained.

Mr. Gooding made a motion to approve the Development Plan. Ms. Schneckenberger seconded the motion. The motion passed 6/0.

Old Business, continued

PC-21-015, Grand Communities' (Fischer Homes) request for a favorable recommendation on a rezone to the Hampton Walk PUD for +/- 93 acres located near the southwest corner of CR 600W & CR 750N

Mr. Crum gave a brief overview of the project, noting that it was originally presented as Broadview Farms. He stated that much of the site is zoned Neighborhood Commercial, which was inherited from the County. Mr. Crum stated that the McCordsville Comprehensive Plan calls a mix of uses in this area; Staff believes that this development is a better layout than what the Comprehensive Plan calls for.

Steve Hardin with Faegre Drinker Biddle & Reath appeared on behalf of the petitioner. He stated that they had held a neighbor meeting that three residents from the surrounding area attended. From that

meeting, Grand Communities committed to connecting to the sidewalk in Gateway Crossing and to working with Town Staff to address traffic calming. He described each of the six home areas and the planned community amenities. He noted the approximate square footage of each home series and the approximate price points. Those are as follows

- Townhomes
 - Approximately 1800 sf
 - \$340,000 - \$400,000
- Designer Series
 - 1600 – 3000 sf
 - \$370,000 - \$470,000
- Maple Street Series
 - 1400 – 3000 sf
 - \$290,000 - \$347,000
- Patio Series
 - 1500 sf
 - Mid \$300,000 – just under \$400,000
- Paired Patio series
 - 1250 – 2000 sf
 - \$230,000 - \$250,000
- Masterpiece series
 - 2000 – 4000 sf
 - \$470,000 - \$600,000

Ms. Schneckenberger brought to discussion the alley in Section F. Concerns were noted about the width of the street.

The members discussed architectural standards, masonry requirements, garage sizes, and basements. Concerns were brought up that the decisions that were made in Plan Commission would effectively tie the hands of the ARC.

- Mr. Duhamell asked if ARC could be involved in the approval process in advance of the PC.
- Amanda Dierdorf with Fischer Homes proposed leaving the minimum garage size standard in place for the patio homes and paired patio homes; setting a 22 ft width for garages in the Masterpiece collection and requiring 50% of the homes in the Maple Street Series to have a 4 ft bump out.
- Mr. Hardin stated that the petitioners would be willing to continue the hearing and present to the ARC in January
- Mr. Hardin stated that the petitioners would add language requiring basements to the PUD

Mr. Duhamel made a motion to recess the meeting for public comments. Ms. Schneckenberger seconded the motion. The motion passed 6/0.

John Clauss, a resident in Champion Lake, stated that he did not receive a public notice. He asked if there would be a landscaping mounds and streetlights in front of Section F.

Kevin Smith, a resident in Champion Lake, asked that

- language stating that not more than 10% of the same elevation be added to the PUD;
- that discrepancies in the proposed PUD vs the presentation be fixed, stating the requirements in the proposed PUD are less than what is being presented;
- garage widths be wider
- more than one roof color
- asked when the pool would be installed
- asked that home quality be on par with Champion Lake homes.

Wayne Richards, a resident in Gateway Crossing, asked about

- traffic calming measures on Windsor
- crack sealing on Windsor through Gateway Crossing
- the logistics of two entities plowing the two subdivisions

Mindy Herman, a resident in Champion Lake, asked for

- differentiation in neighborhoods;
- asked the standards to be held to help offset the additional traffic and street parking that will occur due to high growth;
- asked that future developments have larger yards

As there were no other comments, the Public Comment period was closed

Mr. Crum addressed the questions and comments regarding the public notice, mounding, streetlights, traffic calming methods, snow removal, and crack sealing.

Mr. Strayer noted that new lot sizes would not be comparable to Champion Lake lot sizes due to the logistics of delivering sewer and storm water services. He emphasized Ms. Herman's comments about maintaining standards as density rises.

Mr. Duhamell reopened a discussion on garage size. Mr. Strayer stated that this issue needs to be resolved by the Plan Commission as it is a standard. He believes that every product aside from the townhomes have garages wider than 18 ft. Ms. Schneckenberger noted that the Maple Street collection area is main area that will have thru traffic. Mr. Wood stated that he does not believe that 50% of this series having bump outs is sufficient. He asked that all the series except the patio homes and townhomes have the wider garages.

Mr. Hardin said that they would take the comments under advisement and stated that notices were mailed to every address in the notice area.

Mr. Wood made a motion to continue the meeting until after the petition was heard by the Architectural Review Committee. Ms. Schneckenberger seconded. The motion passed 6/0.

Announcements

Mr. Crum will have a Comprehensive Plan update at the January meeting.

The Colonnade and McCord Square developments were approved by the Town Council. Mr. Strayer is representing the Plan Commission on the McCord Square Review Board.

The Redevelopment Commission is beginning the process of conveying the old Town Hall property.

The next meeting will be on January 18, 2022

Adjournment

There being no further business, meeting was adjourned.